



Request for City Council Committee Action from the Department of Public Works

Date: October 22, 2013

To: Honorable Sandra Colvin Roy, Chair Transportation and Public Works Committee

Subject: Public Hearing: Public Sidewalk Repair and Construction Assessments

Recommendation:

Passage and summary publication of a Resolution adopting the assessments in the total amount of \$1,348,423.41, levying the assessments, adopting the assessment roll and directing the City Clerk to transmit certified copies of the assessment roll to the Hennepin County Auditor.

Previous Directives:

- September 24, 2013 – Set a public hearing for October 22nd.

Department Information:

Prepared by: Suzette Hjermstad, Supervisor, PW Special Assessment Office, 673-2401
Dan Bauer, Supervisor, Sidewalk Inspections 673-2420

Approved by: _____
Steven A. Kotke, P.E., Director of Public Works

Presenters in Committee: Dan Bauer, Supervisor, Sidewalk Inspections

Financial Impact

- Other financial impact: Special assessment against benefited properties

Community Impact

- Neighborhood Notification: Public hearing notices sent as required
- City Goals: City's infrastructure will be well-maintained

Supporting Information

Background

In August, 2010, City Council approved an Administrative Hearing Process for both Sidewalk Repair and Sidewalk Snow Removal assessments. The new process enables Sidewalk Inspections to work directly with the property owner to set a hearing date and time with an Administrative Hearing officer.

An assessment letter was sent instructing property owners to contact Public Works Sidewalk Inspections in writing if they had an issue with their assessment. Sidewalk Inspections then contacted the property owner to discuss their concerns regarding the pending assessment. This allowed Sidewalk Inspections and the property owner to agree upon resolution in many of the cases, eliminating the need to proceed further.

Sidewalk Assessments to be Levied

The properties on the list to be assessed had sidewalk repair and construction work done during 2012 by the City's sidewalk contractors.

The amount to be assessed as special assessment principal is the cost of the work plus the sidewalk overhead charge. The sidewalk overhead charge is 10% of the cost of the work with a cap of \$50. The total principal amount of the proposed assessments on the list of properties to be assessed, less pre-payments received and adjustments by the Administrative Hearing Officer, is \$1,348,423.41. Assessments of more than \$1500 would be collected over 10 years beginning on the 2014 real estate tax statements with interest. Assessments of more than \$150 up to \$1500 would be collected over 5 years beginning on the 2014 real estate tax statements with interest. The interest rate will be determined by the assessment bond sale. Assessments of \$150 or less would be collected in their entirety on the 2014 real estate tax statements with interest.

The amount of assessments proposed to be collected over 1, 5 and 10 years are:

1 year	\$ 11,257.35
5 years	\$988,293.58
10 years	\$348,872.48

Information was provided to property owners/taxpayers, as to how prepayment of the assessments in full without interest charges may be made.

The Minneapolis City Council has passed resolutions whereby a deferment of special assessment may be obtained by showing hardship for any homestead property owned by a person 65 years of age or older or retired by virtue of a permanent and total disability.

Notice translations were included with each mailing to accommodate non-English speaking residents and provided them with a phone number for a translator they could call for more information.

Attachment 1: Sidewalk Assessment List

T&PW – Your Committee recommends passage and summary publication of the accompanying Resolution adopting the assessments, levying the assessments and adopting the assessment rolls for the repair and construction of public sidewalks on the list of properties as on file in the Office of the City Clerk.

Colvin Roy

Adopting the assessments, levying the assessments and adopting the assessment rolls for the repair and construction of public sidewalks on the list of properties as on file in the Office of the City Clerk.

Whereas, preliminary to the public hearing, an Administrative Hearing was held to consider any objections or comments regarding unpaid charges for sidewalk repair and construction; and

Whereas, a public hearing was held on October 22, 2013 in accordance with Chapter 8, Sections 12 and 13 of the Minneapolis City Charter to consider the proposed assessments as shown on the proposed assessment rolls on file in the Office of the City Clerk and to consider all written and oral objections and statements regarding this matter;

Now, Therefore, Be It Resolved by the City Council of the City of Minneapolis:

That the proposed assessments against the affected properties in the total amount of \$1,348,423.41 and as shown on the proposed assessment rolls on file in the Office of the City Clerk, are hereby adopted and levied.

Be It Further Resolved that the assessments of more than \$1500 be collected in ten (10) successive equal annual principal installments beginning on the 2014 real estate tax statements with interest.

Be It Further Resolved that the assessments of more than \$150 up to \$1500 be collected in five (5) successive equal annual principal installments beginning on the 2014 real estate tax statements with interest.

Be It Further Resolved that the assessments of \$150 or less be collected in one (1) installment on the 2014 real estate tax statements with interest.

Be It Further Resolved that the assessment rolls as prepared by the City Engineer be and hereby are adopted and that the City Clerk is hereby directed to transmit certified copies of the assessment rolls to the Hennepin County Auditor.